

042.0

Map

0004

Block

0008.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,640,500 /

USE VALUE: 1,640,500 /

ASSESSED: 1,640,500 /

Total Card /

Total Parcel

1,640,500

1,640,500

1,640,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
267		BROADWAY, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1: KAPSALIS STEVEN

Owner 2:

Owner 3:

Street 1: 991 MASS AVENUE

Street 2:

Twn/City: CAMBRIDGE

St/Prov: MA

Cntry

Own Occ: N

Postal: 02138

Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .316 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1880, having primarily Clapboard Exterior and 3728 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		13752		Sq. Ft.	Site		0	80.	0.54	1			Med. Tr	-10					599,443						599,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	13752.000	1,041,100		599,400	1,640,500
Total Card	0.316	1,041,100		599,400	1,640,500
Total Parcel	0.316	1,041,100		599,400	1,640,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		440.05	/Parcel: 440.05

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	1,041,100	0	13,752.	599,400	1,640,500		Year end	12/23/2021
2021	104	FV	990,500	0	13,752.	599,400	1,589,900		Year End Roll	12/10/2020
2020	104	FV	990,500	0	13,752.	599,400	1,589,900	1,589,900	Year End Roll	12/18/2019
2019	104	FV	764,000	0	13,752.	636,900	1,400,900	1,400,900	Year End Roll	1/3/2019
2018	104	FV	764,000	0	13,752.	464,600	1,228,600	1,228,600	Year End Roll	12/20/2017
2017	104	FV	715,600	0	13,752.	404,600	1,120,200	1,120,200	Year End Roll	1/3/2017
2016	104	FV	715,600	0	13,752.	344,700	1,060,300	1,060,300	Year End	1/4/2016
2015	104	FV	584,800	0	13,752.	337,200	922,000	922,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	802-98		1/1/1901	Family		No	No	N	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2001	657	Alterati	219,000	C				AMEND COST OF LAST
3/6/2000	147	Addition	110,000	C				ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
4/21/2009	Measured	372	PATRIOT
4/18/2000	Measured	263	PATRIOT
8/1/1991		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

USER DEFINED

Prior Id # 1: 29114

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PRINT

Date

Time

12/29/21

23:14:07

LAST REV

Date

Time

04/26/19

12:22:54

apro

3543

Total AC/HA: 0.31570

Total SF/SM: 13752

Parcel LUC: 104

Two Family

Prime NB Desc

ARLINGTON

Total: 599,443

Spl Credit

Total: 599,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

More: N Total Yard Items: Total Special Features: Total: